



Wisconsin's Sustainable Urban Development Zone (SUDZ) Projects

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Sustainable Urban Development Zone (SUDZ) funding reimburses certain municipalities for the cost of environmental investigation and cleanup. The Wisconsin Legislature created this unique tool at the request of Wisconsin's Brownfields Study Group in order to help municipalities clean up and revitalize brownfield areas (s. 292.77, Wis. Stats.). SUDZ funding encourages municipalities to investigate and clean up brownfield properties in an *area-wide* manner, rather than targeting individual properties one at a time.

What are brownfields?

Brownfields are abandoned, idle or underused industrial or commercial facilities, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.

After resolving environmental problems, the cities will be in a better position to redevelop these under-used areas. The Legislature designated five cities to enter the SUDZ process in the 1999-2001 state budget, and designated two additional cities in the following budget. These cities have entered into intergovernmental agreements with the Remediation and Redevelopment Program within the Department of Natural Resources (DNR), defining how the funds are to be used in each city.

Sustainable Urban Development Zone Funds in Wisconsin

Budget Year	Allocated To	Amount	Status (March 2003)
1999-01	Milwaukee	\$971,429	Cleanup in Progress
"	Green Bay	\$485,714	Cleanup in Progress
"	La Crosse	\$485,714	Cleanup in Progress
"	Oshkosh	\$242,857	Cleanup Completed
"	Beloit	\$194,286	Cleanup in Progress
2001-03	Fond du Lac	\$250,000	Cleanup in Progress
"	Platteville	\$150,000	Cleanup in Progress



Summary of Wisconsin SUDZ Projects

Milwaukee

Milwaukee's SUDZ project area includes 106 acres east of Miller Park and south of I-94, plus an additional 28 acres further south, across the Menomonee River. A portion of the larger area was used beginning in 1870 for rail car and engine construction and repair, as well as for rail car switching and storage. This was once the nation's third largest railroad manufacturing and maintenance facility. It has been vacant for more than 20 years.

In the larger portion of the project, the city has found soil contamination from heavy metals (e.g. lead, mercury), petroleum, and volatile organic compounds (VOCs) such as ethylbenzene, along with some groundwater contamination. In addition, the city is investigating contamination at the old wastewater treatment facility located here, and at various pits and trenches in the project area. The city is acquiring title to the property, and plans to use most of the SUDZ funding to prepare a remedial action plan designed to promote redevelopment, and to complete the environmental cleanup after the ownership transaction is completed.

Any remaining SUDZ funds will be used in the smaller area to the south, which is part of the city's Eastern and Central Valley Priority Development Area. Historic uses in this area include manufacturing, storage of coal and other industrial materials, and boat slips.

Green Bay

Green Bay's primary SUDZ project is the old bus station on South Washington St, where environmental investigation and cleanup is underway. The city has also designated six other locations to be

investigated for contamination if funds remain after the bus station cleanup is completed. The bus station was operated as a trolley maintenance center until 1937. The city then operated it as a bus maintenance center until 2001. The site had underground fuel and waste oil tanks, and contaminants include petroleum, heavy metals and VOCs from solvents. The city has razed the old building and is in the process of redeveloping the area for commercial use.

The other six potential SUDZ areas in Green Bay, in order of priority, are: the Fox River Trail Dockwall; Younker's; Broadway Gas Station; Broadway Auto Body; Norwood Railroad Yard; and Ultra Plating.

La Crosse

In La Crosse, the city has selected the Riverside North and Riverside South areas, part of the Riverside Redevelopment Project, for environmental investigation and cleanup using SUDZ funds. These areas are north and south of the La Crosse River, and adjacent to the Mississippi River. Both areas have been used since the late 1800s for a wide variety of commercial and industrial purposes, and the soil and groundwater are contaminated with chlorinated VOCs, hydrocarbons and metals.

After cleanup is completed, the city plans to use the northern area for green space and multi-purpose recreation, including festival grounds, recreational trails and picnic grounds. Portions of the southern area have already been successfully redeveloped, including construction of the Century Tel Regional Telecommunications Center, a \$25 million project. The city proposes mixed-use redevelopment for the remaining area in

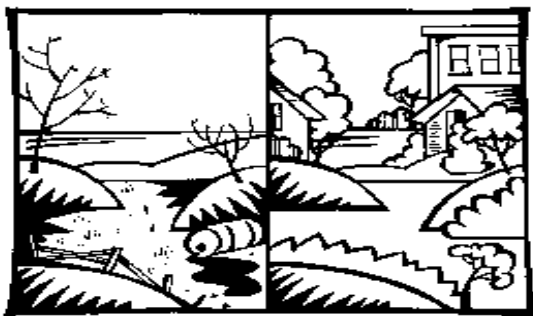
the south, including commercial development, multi-unit housing and recreation.

Oshkosh

Oshkosh was the first city to complete its SUDZ project, submitting its final request for reimbursement to DNR in March of 2002. Oshkosh selected four potential SUDZ sites, but fully utilized the money at its first project area, the old Universal Foundry. This project is part of a 44-acre special planning district between the University of Wisconsin–Oshkosh and downtown that includes an aging industrial area, some commercial and retail uses and deteriorated housing. The city would like to redevelop the entire area and relocate the remaining industrial operations elsewhere.

The foundry land was contaminated with foundry sand waste containing lead, petroleum contamination from underground storage tanks, and VOCs from several solvent spills. Cleanup included removal of foundry wastes, removal of lead and petroleum contaminated soils, capping over some residual soil contamination and long-term natural breakdown (i.e. natural attenuation) of the remaining contaminants.

Oshkosh has also received a \$180,000 brownfields grant for redevelopment from the Department of Commerce, as well as an EPA site assessment grant, for this area.



Beloit

Beloit's SUDZ project is seven acres of land on Shirland Avenue. This area had been used to produce gas from coal to be used for heating and lighting. Coal gas production ended in 1948. The city acquired the downtown property in parcels in 1956 and 1966 and eventually housed their wastewater treatment plant there. The wastewater plant closed in 1991. The city has not finalized plans for future use, but the land may be used for condominiums.

The SUDZ project included a survey for oxide box waste, a byproduct of the gas production process. Some oxide box waste has been found, and the city is evaluating redevelopment options and how those options affect the type of case closure (cleanup approval) that they want from DNR. Leaving some of this waste in place, in accordance with DNR rules, may require a deed restriction that mandates proper disposal if the waste is disturbed during redevelopment. This project also includes treatment or removal of surface soils that pose a risk to human health if people come into direct contact with the contaminants in the soil. In addition, the city is monitoring contaminated groundwater and expects to use natural attenuation as a remedy for contaminated groundwater.

Fond du Lac

Fond du Lac's first SUDZ project is the Quick Freeze site located at the end of Oak Place. Quick Freeze is an industrial riverside property once used for manufacturing refrigerators. Contaminants include chlorinated compounds, petroleum and heavy metals.

The city acquired the property through condemnation in 2001, and shortly afterward experienced an arson fire. During

demolition of the damaged building, a portion of a retaining wall collapsed, sending debris into the river. After finding a petroleum sheen on the river, the city discovered that a previously unknown underground petroleum tank had ruptured. DNR contained and removed the petroleum in the river, the city removed the tank and its contents, and EPA removed about 100 feet of river wall from the river, as well as other contaminated soil from the property. Fond du Lac has applied its SUDZ funding towards control of immediate threats to health and safety, and plans to promote development of the cleaned-up property for a riverside trail, and possibly mixed housing and office space.

The city is also initiating work at these properties: 1) the Vulcan site on North Main, a blighted industrial property formerly used for steel I-beam manufacturing, contaminated with petroleum, chlorinated VOCs and lead; the property is adjacent to Lakeside Park and the city plans to build soccer fields after environmental concerns are addressed; 2) the Rueping site on Doty Street, a former tannery where the city has demolished the buildings and investigated heavy metal contamination; SUDZ funding would pay for placing clean soil over contaminated areas prior to redevelopment; and 3) the Manis site on Dixie Street, a former auto salvage yard contaminated with petroleum, metals and polychlorinated

biphenyls (PCBs); the city would use SUDZ funding to address environmental concerns, and Fond du Lac County would then use the area for a highway department maintenance yard.

Platteville

Platteville has included three contiguous properties on East Main Street that were formerly used for commerce and light industry in their SUDZ project. The properties border the right-of-way for a state bike trail, and are adjacent to other commercial and municipal properties. The city plans to re-title the three properties into one property and use the SUDZ money to complete an environmental investigation and cleanup.

The city will also apply for a certificate of completion from DNR, limiting liability for the contamination for any future property owner, in order to make the area attractive to purchasers. Platteville would like to see redevelopment of the site into mixed-income housing.

If sufficient SUDZ dollars remain, Platteville would add two adjacent properties to the project – a railroad property, which includes an old depot and freight unloading area, and an abandoned oil terminal and storage facility.

For More Information

To order this and any other publications, or to find out more information about the Remediation and Redevelopment Program, please check out our web site at <http://www.dnr.state.wi.us/org/aw/rr>.

This document contains information about certain state statutes but does not include all of the details found in the statutes. Readers should consult the actual language of the statutes to answer specific questions. The project summaries described here are based on information available at the time (March 2003). For more information about these projects call 608-267-7560.

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